
Z-2284
LEWIS STEVEN BECKHAM
I3 TO GB

STAFF REPORT
March 9, 2006

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, representing himself and his wife, is requesting the rezoning of one lot located on the west side of Farabee Drive from I3 to GB. Currently, the two buildings on site are vacant and for sale; there is no proposed use at this time. The lot is located along on Farabee Drive, about 550' south of SR 26 East and is commonly known as 180 Farabee Drive, Lafayette, Fairfield 27(NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Originally, much of this part of the city was zoned (I) Industrial. With the passage of the Unified Zoning Ordinance in 1998, the land became zoned I3. Over the years, many properties in this area have been rezoned from I to GB. In fact, since 2001, five rezones from I3 to GB have been approved by the Lafayette City Council. Most recently, the Council approved a rezone for a lot about a ¼ mile south of this site last July for an auto repair and detailing business (Z-2243).

AREA LAND USE PATTERNS:

The site currently has two buildings, both appearing to be vacant. According to the 2005 Polk Directory, Vierk National Supply and Wholesale Seed Producers occupied the lot. If the two buildings are rented to different businesses, each with their own office, then the lot must be subdivided to comply with both the Unified Subdivision Ordinance and Unified Zoning Ordinance.

Surrounding uses include a pool dealer, lighting supply and a furniture dealer to the north. South of the site is a restoration business and two auto repair shops; across Farabee is another auto repair shop, a sewer system contractor, and a rubber and pipe supply company.

TRAFFIC AND TRANSPORTATION:

The site has access to Farabee Drive, which is classified as an urban secondary arterial. The road was recently reconstructed with 3 lanes and curb and gutter. Traffic counts taken in 2005 indicate that 7,956 cars pass this site daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

If this rezone is approved and the site is redeveloped, a 15' wide type A bufferyard with 2 standard plant units per 150' of linear length would be required where GB zoning abuts I3 zoning.

STAFF COMMENTS:

As indicated in previous staff reports for rezones along this stretch of Farabee, this area of the city has been transforming from an old, pre-comprehensive plan adoption industrial area to a commercial and retail area. While Industrial zoning was once appropriate along Farabee Drive north of Kossuth Street in the 1960's, it no longer reflects many of the current land uses. Most industrial users have relocated further away from the center of town where interstate access is closer. As a result of this trend, smaller tracts of our former industrial corridor have, over a period of time, been made available and converted to commercial uses.

This request is one of six heard in the last five years for GB zoning, all of which were supported by staff and approved by City Council. While staff would prefer a comprehensive rezone approach involving the corridor, this is unlikely to occur. Staff continues to support commercial zoning in this area appropriate to Lafayette.

STAFF RECOMMENDATION:

Approval

See Lafayette North Zoning Map

